A2043
no. 1

CONTRA COSTA COUNTY keynotes

Population
City boundaries

September 1973
Number 1

CITIES POPULATION GROWTH

This issue of Keynotes portrays the population growth and land expansion of Contra Costa County's cities during the period of 1960-1970 and includes population estimates to January 1, 1973.* During this thirteen year period Contra Costa County has seen three new cities incorporate and the population of all incorporated cities rise from 215,810 persons in 1960 to nearly double in 1973 at 408,540 persons.

In 1960 the County's population stood at 406,250 with 215,810 persons or 53.1% living in incorporated cities. The city population growth that ensued in the following years resulted from several causes. The first was the incorporation of three new cities—Clayton, Lafayette and Pleasant Hill. These three incorporations and their subsequent population growth accounted for 50,300 persons or 26.1% of all city growth during the 1960-1973 period. The second manner in which city population grew was through the annexation of previously developed land. While the pattern of annexation activity that occurred during this period was generally that of annexing vacant land which was subsequently developed, a substantial amount of city growth is certainly attributable to pre-existing unincorporated area population annexed into a city. The third type of cause for city growth, and the most prevalent, was through the subdivision of new land area and the construction of dwellings upon that land. By 1973 all fourteen cities showed a population of 408,540 persons, 192,730 or 89.3% more than in 1960.

While the incorporated portions of the County have shown a rapid rate of growth, the population of the unincorporated County area has maintained approximately the same level over the thirteen year study period due principally to the incorporation of the three new cities, falling no lower than 173,310 and rising no higher than 194,410 during this period. In 1960 the population was 190,440 or 46.9% of the total County, then rose to 194,350 in 1961 and dropped to 173,310 in 1962 due to Pleasant Hill's incorporation. This up and down pattern continued throughout the 1960-1973 period as Lafayette and Clayton incorporated. However, if no incorporations had taken place, the Unincorporated Area population would have equaled 237,790 in 1973 showing a growth rate of only 24.9% for thirteen years, about a third of the cities' growth rate.

*Note: With few exceptions, the population figures in this *Keynote* have been estimated by the Contra Costa County Planning Department and are not official figures of either the County or the cities.

Keynotes is a series of releases of planning data useable by the public that has been produced in the course of preparing the County's General Plan.

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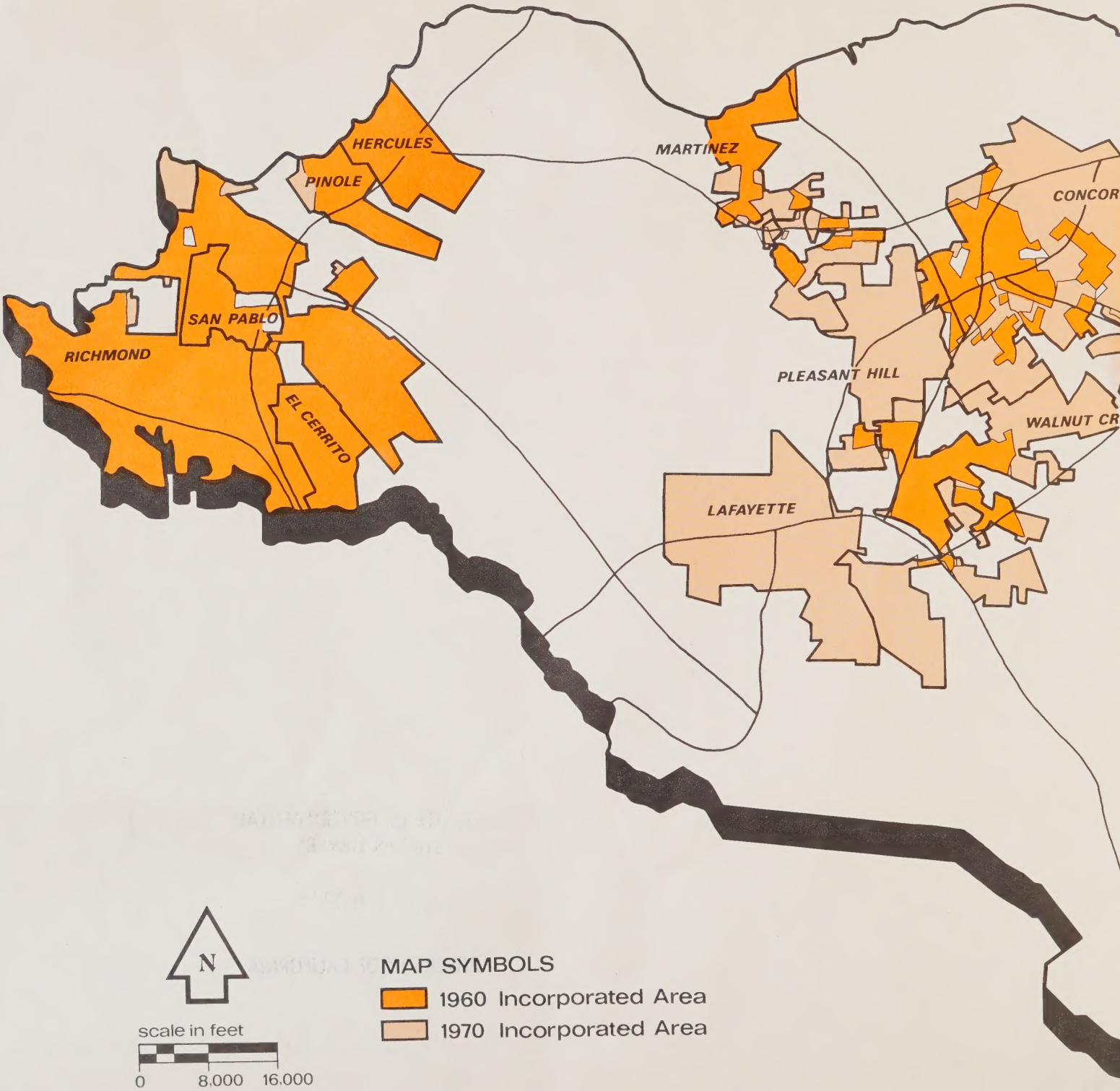
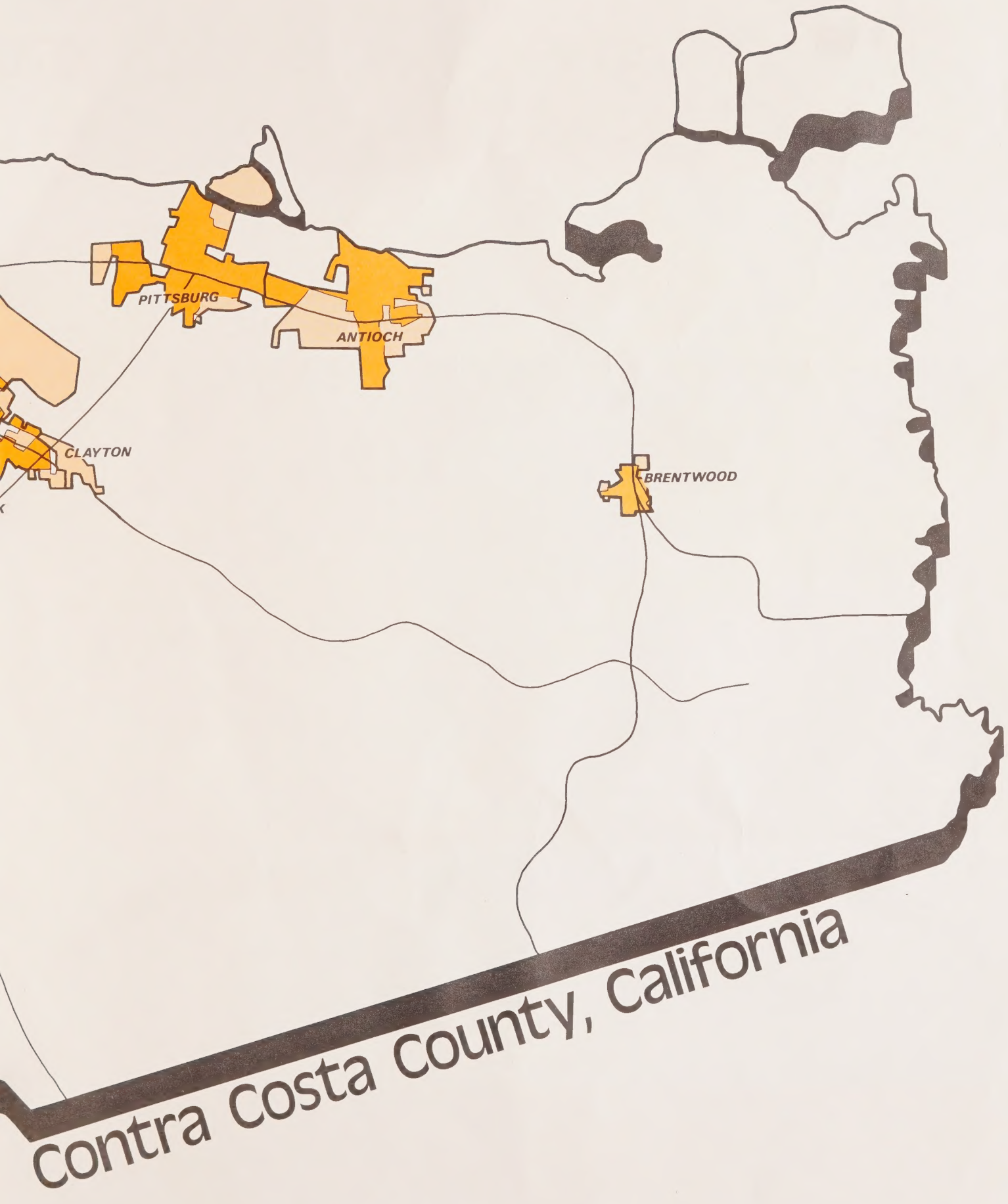
CITY GROWTH 1960-1970



Prepared by: CONTRA COSTA COUNTY Planning Department Sept. 73


PITTSBURG
ANTIOCH
CLAYTON
BRENTWOOD
Contra Costa County, California

Cities Population Growth: 1960–1973

All Figures As of January 1st.

Jurisdiction	1960	1961	1962	1963	1964	1965	1966
Antioch	17,170	17,720	18,200	19,100	19,910	20,840	21,800
Brentwood	2,170	2,190	2,200	2,220	2,230	2,320	2,430
Clayton[1]	–	–	–	–	–	1,020	1,170
Concord	35,310	38,920	46,470	52,850	59,540	66,460	74,900
El Cerrito	25,420	25,480	25,770	25,850	25,860	26,090	25,510
Hercules	310	300	300	300	290	290	280
Lafayette[2]	–	–	–	–	–	–	–
Martinez	9,500	9,920	10,150	10,470	10,940	11,870	12,900
Pinole	5,880	6,620	7,320	7,870	8,430	9,670	10,610
Pittsburg	18,970	19,350	19,450	19,760	20,130	20,200	20,020
Pleasant Hill[3]	–	–	19,800	20,300	20,890	21,330	22,100
Richmond	71,730	72,230	72,700	73,620	76,010	77,050	77,040
San Pablo	19,620	19,890	20,210	21,030	21,620	22,160	22,560
Walnut Creek	9,730	10,440	12,340	12,660	14,790	19,060	26,450
Incorporated Area	215,810	223,060	254,910	266,030	280,640	298,360	317,770
Unincorporated Area	190,440	194,350	173,310	177,560	182,620	188,500	190,550
Total County	406,250	417,410	428,220	443,590	463,260	486,860	508,320

Jurisdiction	1967	1968	1969	1970	1971	1972	1973
Antioch	23,350	24,550	26,040	27,650	29,080	30,450	31,880
Brentwood	2,490	2,520	2,570	2,590	2,790	2,880	3,280
Clayton[1]	1,210	1,300	1,350	1,360	1,410	1,440	1,420
Concord	76,280	77,420	80,110	83,210	86,020	91,160	94,680
El Cerrito	25,240	25,660	25,420	25,220	25,090	25,130	25,040
Hercules	280	270	270	260	240	210	170
Lafayette[2]	–	–	20,130	20,360	20,530	20,650	21,480
Martinez	13,750	14,890	15,530	16,420	16,880	17,350	18,370
Pinole	11,550	12,140	12,710	13,200	13,390	13,830	14,830
Pittsburg	20,180	20,430	21,040	21,330	21,480	22,130	23,370
Pleasant Hill[3]	22,430	23,370	23,930	24,330	25,550	25,980	27,400
Richmond	76,600	78,340	78,770	79,000	79,300	79,400	79,360
San Pablo	21,880	22,540	22,040	21,500	21,610	21,780	21,730
Walnut Creek	30,450	34,510	37,070	39,260	40,300	43,310	45,530
Incorporated Area	325,690	337,940	366,980	375,690	383,670	395,700	408,540
Unincorporated Area	191,260	194,410	174,930	177,040	179,130	183,400	187,490
Total County	516,950	532,350	541,910	552,730	562,800	579,100	596,030

[1] Incorporated on March 18, 1964
[2] Incorporated on July 29, 1968
[3] Incorporated on November 8, 1961

Source: Contra Costa County Planning Department.

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CONTRA COSTA COUNTY keynotes

January 1974
Number 2

POPULATION GROWTH

The evaluation of future population growth possibilities is an extremely critical task in determining policies for growth and development in planning. Formerly, population projections were used to anticipate "inevitable" levels of population growth that planning was supposed to accomodate. Today population projections help evaluate the reasonableness of different growth assumptions and help measure the probable effects of different growth choices. Projections, therefore, do not directly determine policies but should aid in the process of their selection.

Population projection models (mathematical systems) must be capable of accepting different sets of population data representing different growth assumptions and they must be capable of producing figures on a variety of population characteristics such as size and age-sex distributions in order to be usable in planning. A system of this kind, which simulates the growth of real population, has been developed for Contra Costa County by the Planning Department as part of the Contra Costa County Land Use and Transportation Study (LUTS), and is now in operation.

The purpose of this KEYNOTE is to share the initial products of the population projection model with the many users of County population data. The following series of low, moderate, and high projections are representative of the levels of population growth that result from different assumptions and from the use of the latest available birth, death, and migration data. These population projections have been prepared by the County Planning Department and have not been adopted by any policy body. These figures are subject to change as new information becomes available.

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Principally, population change results from natural increase, or the excess of births over deaths; and net migration, the change resulting from the movement of people into and out of an area.

These population changes are measured by their numeric and percentage rate of change, or by the amount and rate of growth. Both of these must be examined if a critical analysis of population growth is to take place.

1960-1970 POPULATION GROWTH

In considering possible future trends in population growth for the County, the period of 1960 to 1970 was examined in order to determine whether any of the trends which emerged during this period were likely to continue. The decade of the sixties was an especially good period to examine since it was characterized in Contra Costa County by three distinct periods of population growth: first, there occurred a period of population and economic expansion, then a period where a slackening of growth and a mild recession occurred, and finally, several years of moderate growth. That decade saw a county growth of 145,710 persons; of this amount, 86,700 persons, or 60% of this growth, was due to migration and the remaining 59,010 persons, or 40%, because of natural increase. During this ten-year period the County grew at an average annual rate of 3.1%.

From the beginning to the end of the decade, the 1960's saw a slowing of the amount and rate of growth in the County due to a decline in net

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migration and a lowering birth rate. The main factor in this decline in the birth rate has been attributed to a marked attitudinal preference for a smaller average family size.

The rise of the two child family and the demise of the three, was also helped along by improved birth control methods made more available to the general public and liberalized abortion laws.

The trends in births and birth rates can be measured and used to develop future birth rates which apply specifically to Contra Costa County. In contrast, migration has been an extremely changeable component of population growth; for example, during the 1960's net migration into Contra Costa County ranged from a low of 3,096 in 1966 to a high of 17,243 in 1964. The factors which may influence persons to move to Contra Costa County are many, and may change widely from one period to the next. So, projected levels of net migration were based on averages prevalent during the 1960's.

SUMMARY OF THE POPULATION PROJECTIONS

The population projections for the County in Tables 1 and 2 were prepared using specific assumptions about net migration and the birth rate. They are not predictions, but are simply designed to illustrate what the County's population could be under a given birth rate and level of migration.

Table 1 depicts the probable low, moderate and high series of population projections produced by the model for the County. For comparative purposes only, a series of figures illustrating the population projections possible under conditions specified by zero population growth (ZPG) are also shown in Table 1. In the moderate set a continuation of the average amount of migration experienced during the 1960-1970 decade was projected, but the very low birth rates of the 1969-1970 period were seen as temporary and therefore projected to rise slowly to the year 2000, the thirty year study period. In the low set migration was projected to equal that of the

Table 1: Projected Population 1970 – 2000

	Growth Assumption			
Year	"ZPG"*	Low	Moderate	High
1970	555,805	555,805	555,805	555,805
1975	580,700	599,100	622,600	655,300
1980	609,900	645,000	693,800	762,000
1985	640,800	691,700	767,600	875,100
1990	668,200	734,700	840,300	992,000
1995	689,500	771,400	909,900	1,112,200
2000	707,100	803,000	978,200	1,237,800
1970-2000 increase	151,295	247,195	422,395	681,995
Annual amount of growth	5,040	8,240	14,080	22,730
Percent rate of annual growth	0.80	1.23	1.90	2.70

*From a purely technical standpoint, "ZPG" or Zero Population Growth implies a birth rate of 2.11 children per child-bearing woman. This is a replacement level of population growth, implying one child to replace the wife and one to replace the husband and the 0.11 child to replace those who are childless. The additional necessary condition to achieve zero population growth is that no net migration be allowed to occur. This means either migration to an area is held to zero, or that for every person wishing to enter an area a person of like characteristics (i.e. age, sex, marital status, etc.,) must move out. The end result of a population achieving a condition of zero population growth is that the level of population in the area will maintain itself and stop growing.

Table 2: Comparison of the 1970 Census and Year 2000 Projected Population Distribution

Age Category	1970 Census Population		Population Projection Series for the Year 2000					
			Low		Moderate		High	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 – 4	46,113	8.3	50,955	6.4	73,395	7.5	106,830	8.6
5 – 9	58,349	10.5	54,054	6.7	74,853	7.6	107,530	8.7
10 – 14	61,548	11.1	59,831	7.4	79,015	8.1	108,497	8.8
15 – 19	52,860	9.5	60,219	7.5	76,734	7.8	101,589	8.2
20 – 24	38,227	6.9	52,354	6.5	64,616	6.6	84,464,	6.8
25 – 29	37,413	6.7	46,686	5.8	58,775	6.0	78,009	6.3
30 – 34	34,479	6.2	50,085	6.2	59,276	6.1	81,198	6.6
35 – 39	33,595	6.0	63,262	7.9	71,873	7.3	89,324	7.2
40 – 44	36,842	6.6	65,799	8.2	73,831	7.6	87,863	7.1
45 – 49	39,357	7.1	58,003	7.2	66,836	6.8	79,621	6.4
50 – 54	32,899	5 9	47,145	5.9	57,882	5.9	71,659	5.8
55 – 59	26,201	4.7	44,651	5.6	53,436	5.5	64,150	5.2
60 – 64	19,239	3.5	38,243	4.8	44,871	4.6	48,701	3.9
65 – 69	13,864	2.5	31,522	3.9	35,917	3.7	37,567	3.0
70 – 74	10,288	1.9	28,538	3.6	31,489	3.2	32,658	2.7
75 – 79	7,248	1.3	24,616	3.1	26,337	2.7	27,575	2.2
80 – 84	4,323	0.8	15,598	1.9	16,672	1.7	17,488	1.4
85+	2,960	0.5	11,396	1.4	12,344	1.3	13.114	1.1
Total	555,805	100.0	802,957	100.0	978,152	100.0	1,237,837	100.0
Median Age	27.8	–	37.2	–	35.2	–	32.0	–
0 – 19	218,870	39.4	225,059	28.0	303,997	31.0	424,446	34.3
20 – 64	298,072	53.6	466,228	58.1	551,396	56.4	684,989	55.3
65+	38,683	7.0	111,670	13.9	122,759	12.6	128,402	10.4

lowest experience during the 1960-1970 period and the very low birth rates of the late 1960's and early 1970's were seen to continue. The high series was just the opposite: the highest rates of migration that occurred during the 1960-1970 period were used and a return to the high birth rates prevalent in the early 1960's and late 1950's was assumed. Not only do the various fertility rates and amounts of migration produce differing levels of population, but changes in the age composition as well.

As of January 1, 1973, the County's population had reached a level of 596,030, nearly equal the low series figure of 599,100 for 1975 and close to the ZPG figure for 1980. According to these estimates, it is not likely the County will approach the level of growth estimated under zero population growth conditions. Thus, a detailed analysis of only the low, moderate and high projections will be made (see Table 2). The total amount of growth projected from 1970-2000 shown in Table 1 for low, moderate, and high projections ranges from about 247,000 to almost 682,000. This growth is due to the combined effect of both natural increase and migration, but for each series the share of growth attributable to either factor varies considerably. Between 1970 and 2000 migration accounts for 49% of the total population growth occurring under the low assumptions, but 63% under the high. While local government cannot bring pressure to cause a change in growth due to natural increase, it can have an effect on the level of migration to its area.

A comparison between the low, moderate, and high series' projections for the year 2000, as shown in Table 2, illustrates some major differences and similarities for the three age groups of 0-19, 20-64, and 65+ years. In all three cases the number of children aged 19 and under increased over the 1970 census base. This would seem to imply that even under the lowest probable rate of growth there would at least be a constant level of demand on the use of the County's facilities for public education purposes. A more critical examination of the low figures show, however, that a redistribution of the numbers of children aged 5-9, 10-14, and 15-19 may well take place.

The most important area of impact, however, appears to be the increase in number of elderly persons. In the low series, those 65 and over are seen to increase by the year 2000 to about 73,000 over the 1970 level of 38,683, an increase of 189%. This is more than four times the rate of increase of the total population. This increase in the elderly population is also seen to occur in both the high and moderate runs. It can be seen that each model run predicts not only differing levels of population but a differing age distribution as well. The projections point out the continuing need to plan for a diversity of community facilities for a wide range of age groups.

POPULATION PROJECTION USES

The many possible combinations of different birth rates and levels of migration were worked into a series of most probable combinations and used as the basis for the projections. They carry implicit considerations with regard to the physical environment and socio-economic conditions that prevail now and could occur countywide in the future. A summary list of many of the areas that affect or respond to changes in the size and composition of the population are the following.

1) Population density and distribution
2) Land use needs
3) Housing availability and quality
4) Environmental quality
5) Transportation facilities
6) Public facilities
7) Utilities development
8) Local land use regulations
9) Employment opportunity
10) Urban/rural balance
11) Recreation/open space development

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May 1976
Number 3

FINAL 1975 SPECIAL CENSUS POPULATION COUNTS

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This Keynote presents population counts from the Contra Costa County 1975 Special Census. Figures in this Keynote contain final data resulting from a complete computer print-out of the Census.

During 1970-1975 the Countywide household size decreased from a 1970 factor of 3.19 persons to a 1975 factor of 2.87 persons. This resulted in a significantly lower increase in population (4.9%) as compared with a housing unit increase of 20.2%.

This Keynote indicates total population growth and change from 1970 to 1975 for the County by census tracts and cities. The Countywide population increase from 1970-1975 was 27,024 growing from 555,805 in 1970 to a 1975 Special Census count of 582,829. This represents a growth approximately equal to the 1970 population of the City of Antioch.

The City of Concord exhibited the greatest increase in population for any city, with 9,509 persons added to the 1970 count of 85,164. Population for the City of Brentwood grew 38% showing the greatest percentage of change, while the City of Hercules showed a loss of 52% due to housing demolition activity. Population in the unincorporated County area decreased an estimated 4,204 persons for this period. This was due to the incorporation of the Town of Moraga in November 1974 and the general Countywide decline in household size.

Jurisdiction	Population 1970 Federal Census	Population 1975 Special Census	Population Change Numeric	Population Change %
Antioch	28,060	33,215	5,155	18.4
Brentwood	2,649	3662	1,013	38.2
Clayton	1,385	1,790	405	29.2
Concord	85,164	94,673	9,509	11.2
El Cerrito	25,190	22,950	-2,240	-8.8
Hercules	252	121	-131	-51.9
Lafayette	20,484	19,628	-856	-4.1
Martinez	16,506	18,702	2,196	13.3
Moraga	11,327 [1]	14,418	3,091	27.3
Pinole	13,266	15,337	2,071	15.6
Pittsburg	20,651	24,347	3,696	17.9
Pleasant Hill	24,610	25,398	788	3.2
Richmond	79,043	70,126	-8,917	-11.2
San Pablo	21,461	19,392	-2,069	-9.5
Walnut Creek	39,844	46,034	6,190	15.5
Total Incorp.	**378,565** [1]	**409,793**	**31,228** [2]	**8.2**
Unincorp. Area	**177,240**	**173,036**	**-4,204**	**-2.3**
Total County	**555,805**	**582,829**	**27,024**	**4.9**

[1] Moraga was unincorporated in 1970; thus this number is not included in the Total Incorporated figure for 1970.

[2] This figure relfects increases resulting from the 1974 incorporation of the Town of Moraga and is therefore not directly additive.

Source: U.S. Bureau of the Census, Contra Costa County Planning Department

Keynotes is a series of releases of planning data useable by the public that has been produced in the course of preparing the County's General Plan.

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POPULATION CHANGE BY CENSUS TRACT
CONTRA COSTA COUNTY

Census Tract	Population 1970 Federal Census	Population 1975 Special Census	Population Change Numeric	Population Change %	Census Tract	Population 1970 Federal Census	Population 1975 Special Census	Population Change Numeric	Population Change %	Census Tract	Population 1970 Federal Census	Population 1975 Special Census	Population Change Numeric	Population Change %
3010	2,134	1,980	-154	-7.2	3350	4,063	3,602	-461	-11.3	3620	4,138	3,607	-531	-12.8
3020	4,670	5,007	337	7.2	3361	5,099	7,632	2,533	49.7	3630	5,221	5,009	-212	-4.1
3031	3,495	4,093	598	17.1	3362	6,561	6,523	-38	-0.6	3640	10,953	10,091	-862	-7.9
3032	2,137	2,717	580	27.1	3371	1,591	1,443	-148	-9.3	3650	6,050	4,384	-1,666	-27.5
3040	1,453	1,431	-22	-1.5	3372	4,854	6,590	1,736	35.8	3660	7,885	7,163	-722	-9.2
3050	5,445	5,329	-116	-2.1	3373	7,220	5,964	-1,256	-17.4	3671	5,234	5,241	7	0.1
3060	8,069	7,787	-282	-3.5	3381	6,834	7,798	964	14.1	3672	3,618	3,241	-377	-10.4
3071	6,193	6,279	86	1.4	3382	5,777	9,536	3,759	65.1	3680	6,770	5,727	-1,043	-15.4
3072	6,314	10,662	4,348	68.9	3383	9,446	10,411	965	10.2	3690	7,158	6,709	-449	-6.3
3080	3,249	3,540	291	9.0	3390	4,920	6,195	1,275	25.9	3700	3,151	2,778	-373	-11.8
3090	3,575	2,066	-1,509	-42.2	3400	10,623	11,165	533	5.0	3710	5,144	4,498	-646	-12.6
3100	3,475	3,122	-353	-10.2	3410	4,014	4,232	218	5.4	3720	6,349	5,716	-633	-10.0
3110	3,568	2,912	-656	-18.4	3420	4,400	4,090	-310	-7.0	3730	2,889	2,521	-368	-12.7
3120	1,937	1,471	-466	-24.1	3430	10,316	11,479	1,163	11.3	3740	3,740	3,506	-234	-6.3
3131	3,610	7,133	3,523	97.6	3440	3,064	2,744	-320	-10.4	3750	2,859	2,546	-313	-10.9
3132	5,840	6,692	852	14.6	3451	7,288	17,005	9,717	133.3	3760	5,254	3,919	-1,335	-25.4
3141	5,969	6,051	82	1.4	3452	6,755	9,206	2,451	36.3	3770	5,511	4,607	-904	-16.4
3142	4,901	4,348	-553	-11.3	3461	3,227	4,481	1,254	38.9	3780	2,733	2,225	-508	-18.6
3150	1,483	2,679	1,196	80.6	3462	6,438	7,928	1,490	23.1	3790	7,198	5,695	-1,503	-20.9
3160	1,357	1,208	-149	-11.0	3470	3,595	3,985	390	10.8	3800	2,967	2,424	-543	-18.3
3170	2,118	1,921	-197	-9.3	3480	4,679	4,285	-394	-8.4	3810	6,006	5,045	-961	-16.0
3180	3,287	2,883	-404	-12.3	3490	6,191	5,528	-663	-10.7	3820	6,507	7,643	1,136	17.5
3190	6,454	5,869	-585	-9.1	3500	4,314	5,162	848	19.7	3830	5,093	4,552	-541	-10.6
3200	5,317	4,717	-600	-11.3	3511	5,537	6,919	1,382	25.0	3840	4,447	4,008	-439	-9.9
3211	8,513	11,362	2,849	33.5	3512	5,631	5,372	-259	-4.6	3851	2,392	2,316	-76	-3.2
3212	1,938	2,986	1,048	54.1	3521	5,837	7,451	1,614	27.7	3852	1,582	1,524	-58	-3.7
3220	5,900	5,551	-349	-5.9	3522	7,408	8,021	613	8.3	3860	2,409	2,056	-353	-14.7
3230	4,924	4,496	-428	-8.7	3530	7,691	7,183	-508	-6.6	3870	3,153	2,617	-536	-17.0
3240	6,005	5,735	-270	-4.5	3540	7,065	7,346	281	4.0	3880	2,735	2,603	-132	-4.8
3250	6,690	5,686	-1,004	-15.0	3551	1,381	2,139	758	54.9	3891	1,976	1,856	-120	-6.1
3260	2,998	3,459	461	15.4	3552	74	89	15	20.3	3892	1,525	1,515	-10	-0.7
3270	4,246	6,596	2,350	55.3	3553	7,859	10,148	2,289	29.1	3901	2,817	2,500	-317	-11.3
3280	693	760	67	9.7	3560	1,123	1,983	860	76.6	3902	2,154	1,955	-199	-9.2
3290	7,429	6,583	-846	-11.4	3570	3,698	3,281	-417	-11.3	3910	2,968	2,667	-301	-10.1
3300	7,767	6,742	-1,025	-13.2	3580	5,356	4,685	-671	-12.5	3920	2,855	2,627	-228	-8.0
3310	5,951	5,654	-297	-5.0	3591	7,982	8,150	168	2.1					
3320	8,519	8,288	-231	-2.7	3592	4,659	6,272	1,613	34.6	Total				
3331	5,301	6,030	729	13.8	3601	4,713	4,472	-241	-5.1	County	555,805	582,829	27,024	4.9
3332	7,834	7,012	-822	-10.5	3602	4,369	4,310	-59	-1.4					
3340	6,677	9,022	2,345	35.1	3610	3,277	3,083	-194	-5.9					

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CONTRA COSTA COUNTY keynotes

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May 1976
Number 4

FINAL 1975 SPECIAL CENSUS HOUSING COUNTS

This Keynote is based on the housing counts from the Contra Costa County 1975 Special Census. Data are a product of the complete computer printout of the Census providing final counts.

This Keynote indicates total housing unit growth and change from 1970 to 1975 for the County by census tracts and cities. The Countywide housing unit increase from 1970-1975, totaled 35,899 units, growing from 177,662 in 1970 to a 1975 Special Census count of 213,521. This represents a growth equivalent to the combined housing units for the Cities of Richmond and El Cerrito in 1970.

The City of Concord exhibited the greatest increase in housing for any city, with 8,031 units added to the 1970 count of 25,479. Housing units in the City of Clayton grew 63% showing the greatest percentage of change, while the City of Hercules showed a loss of 40% due to demolition activity. The unincorporated County area grew an estimated 6,497 units during this period, accounting for nearly one-fifth of all growth in the County despite the November 1974 incorporation of the Town of Moraga.

Of special interest is the substantial difference between the percentage population increase and that of housing units. Countywide, over the 1970-1975 period, population showed an increase of 4.9% while housing units increased by 20.2%. This difference is due to a Countywide decline in the average household size from a 1970 factor of 3.19 persons to a 1975 factor of 2.87 persons.

Jurisdiction	Housing Units 1970 Federal Census	Housing Units 1975 Special Census	Housing Change Numeric	Housing Change %
Antioch	8,855	11,708	2,853	32.2
Brentwood	889	1,344	455	51.2
Clayton	354	577	223	63.0
Concord	25,479	33,510	8,031	31.5
El Cerrito	9,251	9,358	107	1.2
Hercules	88	53	-35	-39.7
Lafayette	6,606	7,017	411	6.2
Martinez	5,470	6,793	1,323	24.2
Moraga	3,016 [1]	4,484	1,468	48.7
Pinole	3,785	4,848	1,063	28.1
Pittsburg	6,934	9,020	2,086	30.1
Pleasant Hill	6,940	9,091	2,151	31.0
Richmond	26,931	27,422	491	1.8
San Pablo	7,761	8,068	307	4.0
Walnut Creek	14,595	20,047	5,452	37.4
Total Incorp.	**123,938** [1]	**153,340**	**29,402** [2]	**23.7**
Unincorp. Area	**53,684**	**60,181**	**6,497**	**12.1**
Total County	**177,622**	**213,521**	**35,899**	**20.2**

[1] Moraga was unincorporated in 1970; thus this number is not included in the Total Incorporated figure for 1970.

[2] This figure relfects increases resulting from the 1974 incorporation of the Town of Moraga and is therefore not directly additive.

Source: U.S. Bureau of the Census, Contra Costa County Planning Department

Keynotes is a series of releases of planning data useable by the public that has been produced in the course of preparing the County's General Plan.

Contra Costa County Planning Department
Box 951 Martinez, California 94553
415-372-2035

HOUSING CHANGE BY CENSUS TRACT
CONTRA COSTA COUNTY

Census Tract	Housing Units 1970 Federal Census	Housing Units 1975 Special Census	Housing Change Numeric	Housing Change %	Census Tract	Housing Units 1970 Federal Census	Housing Units 1975 Special Census	Housing Change Numeric	Housing Change %	Census Tract	Housing Units 1970 Federal Census	Housing Units 1975 Special Census	Housing Change Numeric	Housing Change %
3010	1,177	1,208	31	2.6	3350	1,284	1,266	-18	-1.4	3620	1,314	1,298	-16	-1.2
3020	1,470	1,793	323	22.0	3361	2,488	3,850	1,362	54.7	3630	1,635	1,784	149	9.1
3031	1,102	1,464	362	32.8	3362	2,216	2,645	429	19.4	3640	2,814	2,893	79	2.8
3032	655	905	250	38.2	3371	442	442	0	0.0	3650	1,820	1,718	-102	-5.6
3040	448	550	102	22.8	3372	1,622	2,618	996	61.4	3660	2,520	2,556	36	1.4
3050	2,164	2,344	180	8.3	3373	1,714	1,866	152	8.9	3671	1,375	1,756	381	27.7
3060	2,531	2,761	230	9.1	3381	1,973	2,678	705	35.7	3672	1,128	1,199	71	6.3
3071	1,956	2,271	315	16.1	3382	1,652	3,877	2,225	134.7	3680	2,398	2,399	1	0.0
3072	1,834	3,411	1,577	86.0	3383	2,430	2,946	516	21.2	3690	2,833	3,067	234	8.3
3080	894	1,166	272	30.4	3390	2,520	4,028	1,508	59.8	3700	1,109	1,073	-36	-3.2
3090	1,507	1,192	-315	-20.9	3400	3,412	4,123	711	20.8	3710	1,977	1,946	-31	-1.6
3100	1,488	1,419	-69	-4.6	3410	1,450	1,682	232	16.0	3720	2,308	2,297	-11	-0.5
3110	1,054	1,062	8	0.8	3420	1,308	1,367	59	4.5	3730	943	939	-4	-0.4
3120	496	490	-6	-1.2	3430	3,463	4,429	966	27.9	3740	1,619	1,613	-6	-0.4
3131	976	2,397	1,421	145.6	3440	944	914	-30	-3.2	3750	1,129	1,113	-16	-1.4
3132	1,581	2,137	556	35.2	3451	1,957	5,057	3,100	158.4	3760	1,825	1,774	-51	-2.8
3141	2,186	2,622	436	19.9	3452	2,037	3,282	1,245	61.1	3770	2,304	2,158	-146	-6.3
3142	1,174	1,432	258	22.0	3461	898	1,353	455	50.7	3780	1,164	1,175	11	0.9
3150	241	291	50	20.7	3462	1,755	2,512	757	43.1	3790	2,043	1,985	-58	-2.8
3160	573	573	0	0.0	3470	984	1,233	249	25.3	3800	862	841	-21	-2.4
3170	981	998	17	1.7	3480	1,419	1,391	-28	-2.0	3810	1,883	1,926	43	2.3
3180	1,241	1,223	-18	-1.5	3490	2,035	2,090	55	2.7	3820	2,042	2,546	504	24.7
3190	2,138	2,213	75	3.5	3500	1,750	2,101	351	20.1	3830	1,936	1,891	-45	-2.3
3200	1,447	1,549	102	7.0	3511	3,483	4,651	1,168	33.5	3840	1,511	1,510	-1	-0.1
3211	2,228	3,526	1,298	58.3	3512	1,537	1,602	65	4.2	3851	754	811	57	7.6
3212	544	1,302	758	139.3	3521	1,308	2,019	711	54.4	3852	511	533	22	4.3
3220	1,589	1,739	150	9.4	3522	2,216	2,924	708	31.9	3860	930	934	4	0.4
3230	1,318	1,428	110	8.3	3530	2,336	2,400	64	2.7	3870	1,088	1,023	-65	-6.0
3240	2,180	2,598	418	19.2	3540	2,119	2,476	357	16.8	3880	1,115	1,151	36	3.2
3250	1,889	1,918	29	1.5	3551	387	597	210	54.3	3891	865	879	14	1.6
3260	804	1,040	236	29.4	3552	22	25	3	13.6	3892	701	776	75	10.7
3270	1229	2,749	1,520	123.7	3553	2,078	3,110	1,032	49.7	3901	951	951	0	0.0
3280	330	396	66	20.0	3560	337	654	317	94.1	3902	825	790	-35	-4.2
3290	2,080	2,185	105	5.0	3570	1,449	1,420	-29	-2.0	3910	1,117	1,082	-35	-3.1
3300	2,091	2,045	-46	-2.2	3580	1,741	1,723	-18	-1.0	3920	1,053	1,045	-8	-0.8
3310	2,063	2,213	150	7.3	3591	2,373	2,832	459	19.3					
3320	2,360	2,603	243	10.3	3592	1,288	1,792	504	39.1	**Total**				
3331	1,432	1,936	504	35.2	3601	1,335	1,429	94	7.0	**County**	**177,622**	**213,521**	**35,899**	**20.2**
3332	1,906	1,972	66	3.5	3602	1,371	1,569	198	14.4					
3340	1,721	2,901	1,180	68.6	3610	1,009	1,094	85	8.4					

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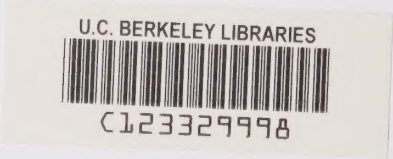

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